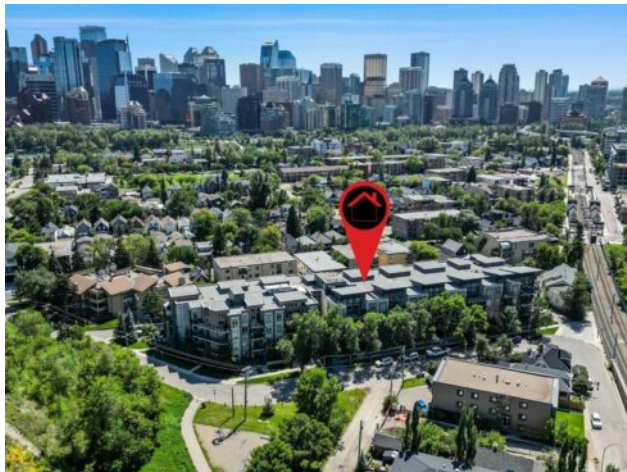


**103, 823 5 Avenue NW**  
**Calgary, Alberta**

**MLS # A2248486**



**\$429,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Sunnyside                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 729 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                                |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                                                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                              | <b>Condo Fee:</b> | \$ 500 |
| <b>Basement:</b>   | -                                                                                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick                                                                                                          | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | None                                                                                                           |                   |        |

Welcome to The Ven, perfectly located in a quiet, pet-friendly pocket of vibrant Sunnyside—one of Calgary’s most walkable and desirable inner-city neighbourhoods! Built in 2015 and lovingly maintained by the original owner, this spacious 2-bedroom, 2-bathroom main-floor condo blends modern design with everyday comfort. Inside, enjoy soaring 9’ ceilings, a bright open layout, and a sleek contemporary kitchen with gas range, stainless steel appliances, quartz countertops, a breakfast bar, slow-close drawers, and rich cabinetry—ideal for both cooking and entertaining. The generous primary bedroom features a tray ceiling, updated fan with lighting, a walk-through closet with a custom-built organizer, and a beautifully appointed ensuite with marble counters and a large tiled glass shower. The versatile den works perfectly as a second bedroom, home office, or creative space, and is paired with a full second bathroom featuring a tub/shower combo and matching marble counters. The living room opens to your extra-private, oversized patio with a gas BBQ hookup and direct access to a quiet residents-only walkway—perfect for pet owners or anyone who loves easy indoor-outdoor living. Additional perks include in-suite laundry, a titled underground parking stall, storage locker, bike storage, underground wash bay, and a workbench room for ski or snowboard tuning. Just steps from the Sunnyside CTrain station, off-leash dog park, playground, and Kensington’s cafés, shops, and restaurants—this is urban living at its best in a serene, tucked-away location.